LOT 17 RICHMOND ESTATES S/D.

791-2118, 854-2687, 856-1422, DC

GRAY JAMES RICHARD JR/GRAY WINIFRED SENTY
3543 HARROW RD
SPRING HILL, FL 34606

2027

06-4S-17-07979-117

BUILDING CHARACTERISTICS

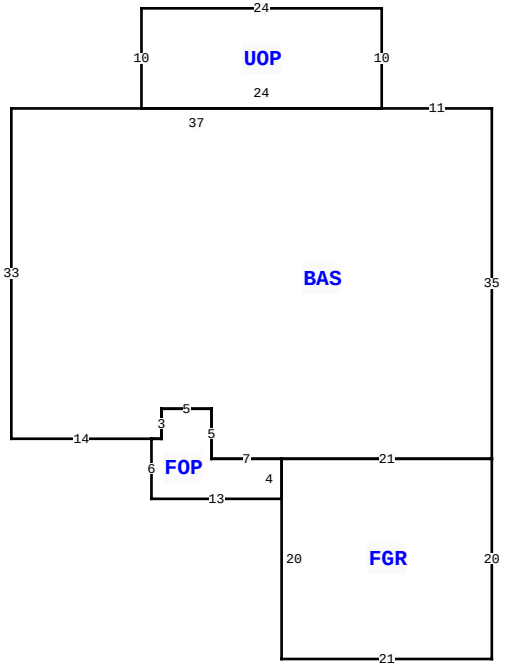
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.1100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,625	100		1,625	148,353
FGR	420	55		231	21,089
FOP	79	30		24	2,191
UOP	240	20		48	4,382
TOTALS	2,364			1,928	176,015

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,928	120.2800	132.31	255,094	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 0% - 0 Heated Area: 1625 HX Base Yr



926 SW BROOKDALE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	0	1,349.00	UT	1.50	1.50	100	0	0	3	100	2,024	
3	0169	FENCE/WOOD	0	0	0	0	160.00	UT	7.50	7.50	60	1993	1993	3	60	720	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	176,015
TOTAL MARKET OB/XF VALUE	4,744
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	199,259
SOH/AGL Deduction	0
ASSESSED VALUE	199,259
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	199,259
TOTAL JUST VALUE	199,259
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	196,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045500	Roof Replacement	15,200	09/20/2022
095	SFR	38,000	11/18/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1569/1829	5/22/2026	WD	Q	I	01	265,000
GRANTOR: BP PROPERTIES GROUP L						
GRANTEE: GRAY JAMES RICHARD						
1303/2542	10/21/2015	CT	U	I	18	70,000
GRANTOR: CLERK OF COURT						
GRANTEE: BP PROPERTIES GROUP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11UOP= N10 W24 S10 E24$ W37 S33 E14 FOP= S6 E13 N4 W7 N5 W5 S3W1$E1 N3 E5 S5 E7 FGR= S20 E21 N20 W21$ E21 N35$.

LAND DESCRIPTION

TOTAL OB/XF 4,744

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		RSF-1	124.00	130.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/29/2026 BY TP Total Acres: 0.37 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS